

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **August 25, 2020**, online at www.lehi-ut.gov.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Events Coordinator; and Teisha Wilson, City Recorder.

Pre-Council, 4:00 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Condie gave the invocation.

2. Presentations and Reports

2.1 Presentation and Discussion of the Fluent Site Plan

McKay Christensen presented his development idea for the Fluent site. Mr. Struthers stated that there are no approvals for this on the agenda. Mr. Christensen is just seeking feedback from the Council at this point. Mr. Christensen stated that if it's something the Council would consider then he would proceed with the formal application process.

Councilor Koivisto expressed concerns with this being on the agenda. She would prefer that Mr. Christensen just proceed with the application process. Mayor Johnson stated that there is no weight to anything that is said here. He said that because this is so new, the developer would like to bounce it off the Council because if it's clear that the Council isn't interested then there's no reason to waste everyone's time going through the application process. He said that this request is made from time to time by developers and can provide some direction to them before they file an application.

Mr. Christensen wants to take the north side of Fluent and develop it as residential and change the current Fluent space to mixed use. This location would have great proximity to I-15, Frontrunner, light rail, and trails. He stated that he believes it will help take cars off the streets. It also has close access to office space for employment. They are trying to appeal to the demographic of young singles or newlyweds that are employed with high wages at the nearby companies. Mr. Christensen said that they could mitigate the impact to the homes on the east side. He said this is a different product than anything that's been built in Lehi, with an urban feel and lots of amenities.

Councilor Hancock stated that he was a little surprised by the number of units they are proposing, and he would like the ingress/egress to be on 1200 West.

2.2. Discussion of the Lehi City Dump Pass Program for 2021

Marilyn Banasky, Information Center Manager, explained how the current dump pass program operates. She explained that the cost to the city has increased over the years, but the cost to residents remains the same. She is concerned that the garbage fund will not be able to support this program at this rate without increasing the cost to residents. She is proposing a new program where the residents would be mailed a post card that would become their dump pass. The post card would be mailed twice a year and can only be used at a certain time. Councilor Condie suggested that the punch card just have 3 punches instead of 5. Councilor Southwick was concerned that the City could potential have to pay more if the cards are mailed because more people may use it. Mayor Johnson liked the idea of reducing the amount of punches and having people still come into the office to pick up the card. The Council reached consensus that residents would still need to come into the office for a dump pass, but they should reduce the number to 3 punches, and residents cannot purchase additional passes. Ms. Banasky stated that they will implement this in January.

3. Agenda Questions

Councilor Hancock inquired if the applicant on item #3 was able to work out everything and record the Area Plan. Mr. Struthers stated that they have all the documents ready to record.

4. Administrative Report

There was discussion regarding what in-person meetings will look like with social distancing and wearing masks.

5. Mayor and Council Reports

The Mayor and Council gave a report on the committees they serve on.

The meeting recessed at approximately 6:45 p.m.

The meeting reconvened at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Albrecht led the Pledge.

2. Consent Agenda

2.1. Approve Minutes from the July 28, 2020 Council Meeting.

2.2 Approve Purchase Orders

Motion: Councilor Hancock moved to approve the consent agenda items. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

3. Consideration of Concept approval for the Traverse Mountain Multi-Family, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.

Motion: Councilor Southwick moved to un-table this item from a previous meeting. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

Motion: Councilor Hancock moved to grant Concept approval for the Traverse Mountain Multi-Family, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

4. Consideration of Resolution #2020-56, a notice of Withdrawal from the Carbon Free Power Project Power Sales Contract and JUMP allocation.

Joel Eves, Power Director, presented on the Carbon Free Power Project and why it may be in the city's best interest to withdraw from the agreement. There are concerns with risk and the lack of other subscribers at this point in the project. Logan City also recently withdrew from the project. There were also concerns with the ongoing contract negotiations. The Council expressed disappointment because they were excited about this project, but the risks are too concerning. Mr. Eves stated that there may be an opportunity for the city to participate at a later date with less risk involved.

Motion: Councilor Southwick moved to approve Resolution #2020-56, a notice of Withdrawal from the Carbon Free Power Project Power Sales Contract and JUMP allocation. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

5. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:35 p.m.

Approved: September 22, 2020

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder